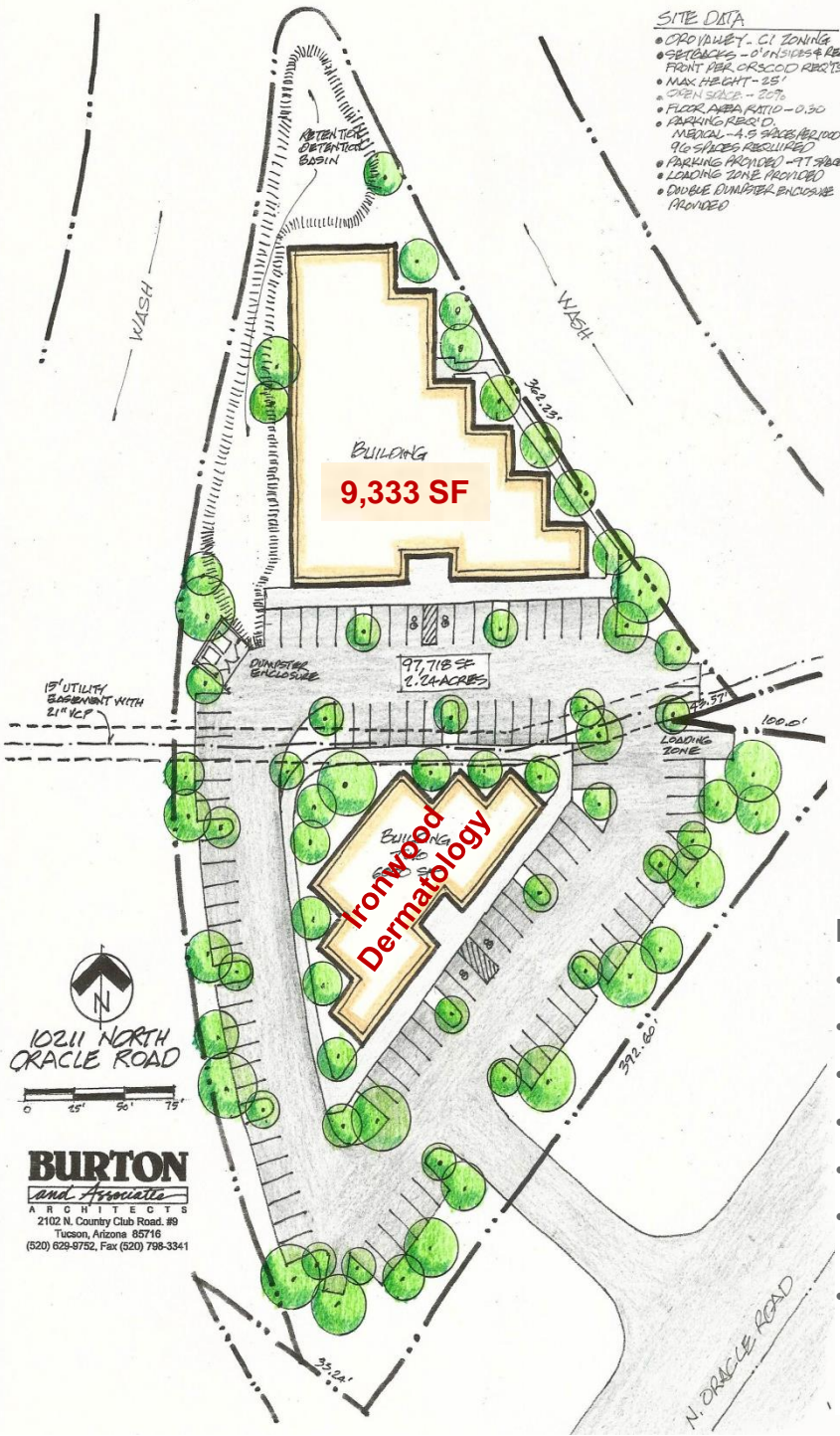


**NEW DEVELOPMENT**



**2.38 Acres C-1 Zoned Land**  
**For Sale, Lease or Build-to-Suit**

**Property Features**

- One building site remaining – 9,333 SF
- 5/1000 parking ratio
- Excellent visibility and exposure
- Traffic counts more than 47,000 vpd
- 2016 population estimate - 78,000 (5 mile radius)
- Average Household Income - \$100,000 (5-Mile Radius)
- Close to Oro Valley Hospital, shopping, restaurants and services

For more information, please contact:

**Thomas J. Nieman, Principal**  
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 +1 520 546 2728  
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**Area Map**

**NEW DEVELOPMENT**



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